

PRIME RETAIL FOR LEASE

St. Margaret's Square

5110-5126 ST-MARGARET'S BAY ROAD, UPPER TANTALLON, NOVA SCOTIA

RETAIL



PROPERTY INFO

Upper Tantallon is an affluent suburb of Halifax and surrounded by upscale residential developments, schools, golf courses, marinas and several other community amenities.

Anchor tenants include Lawton's Drugs, Tim Horton's Pet Valu and Canadian Tire.

- + Tim Horton's plaza – FULLY LEASED
- + 1,232 SF 2,036 SF & 2,951 SF available in the Lawton's plaza
- + Overall parking ratio of 5.5:1
- + Highly-frequented site with medical services, food options and retailers
- + Ease of access from St-Margaret's Bay and Hammonds Plains Road
- + 14' and 16' clear ceilings
- + Additional rent estimate: \$12.03 PSF (2020)



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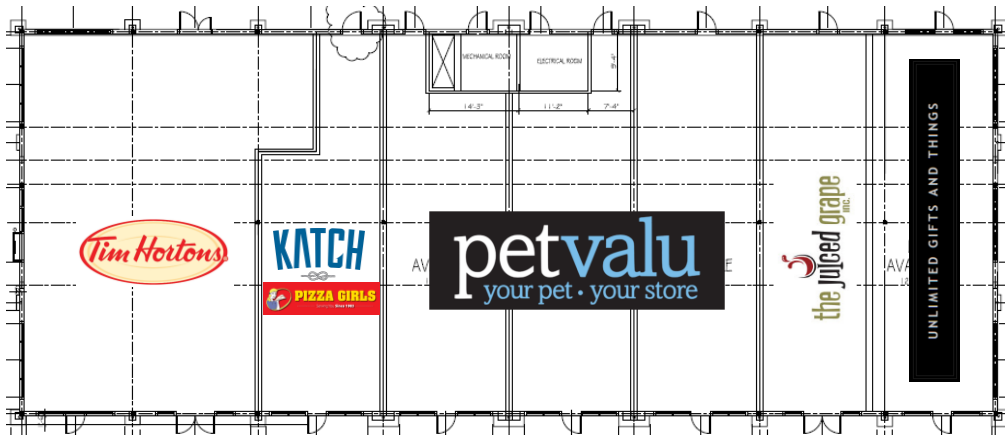
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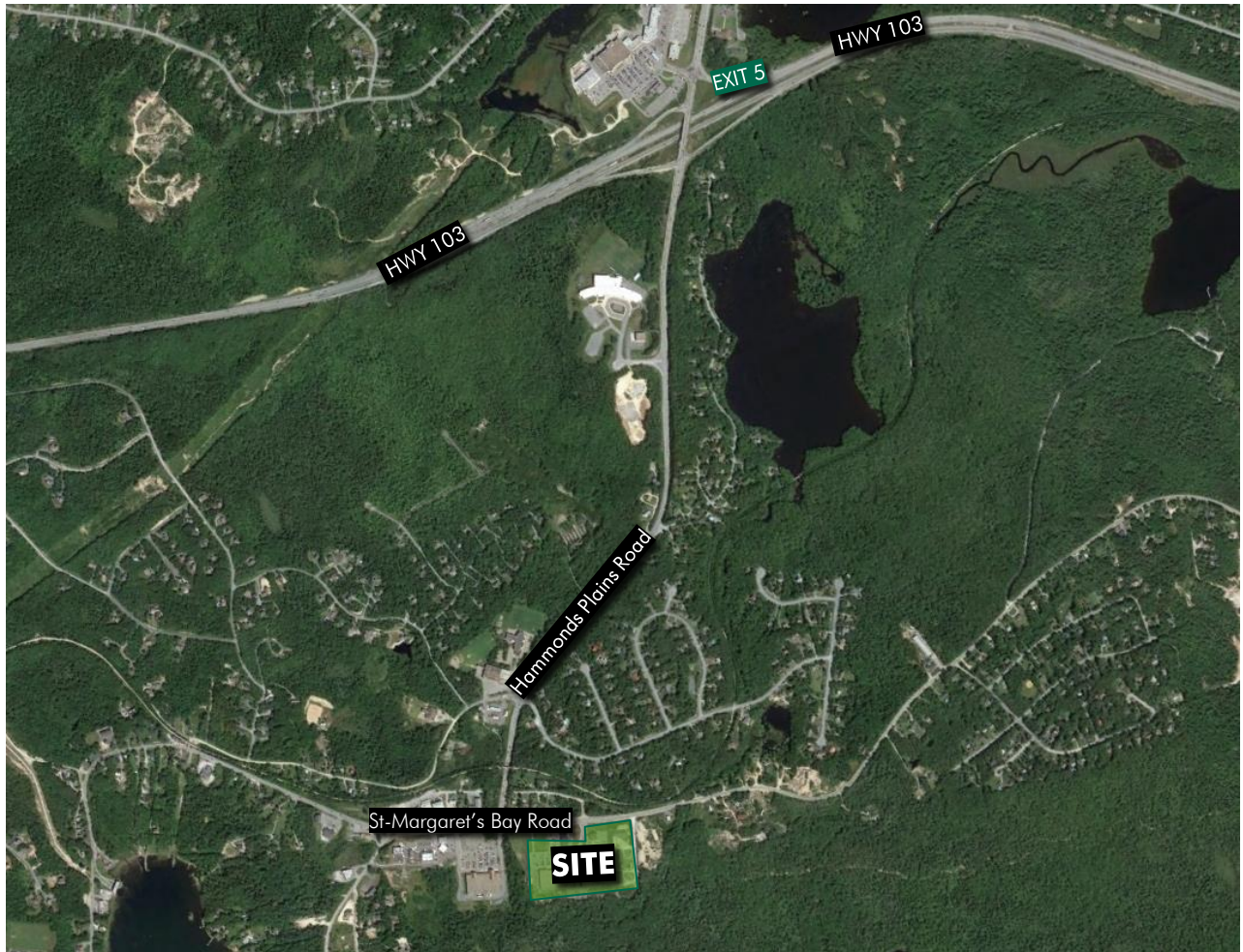
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Available Leasing Opportunities

- FULLY LEASED
- Ceiling Height 16'
- Frontage 40' (20' each)
- Parking Ratio 5.5:1,000



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Available Leasing Opportunities

• Suite 102	2,951 SF
• Suite 108	1,232 SF
• Suite 110	2,036 SF

Major Tenants Nearby

- Atlantic Superstore
- Canadian Tire
- Lawton's Drugs

Upper Tantallon – 2018 Market Snapshot (within 10-km radius)

• Population	21,695
• Median age	41.9
• Average household income	\$120,844
• Number of households	7,600

Additional Information

Distance to Halifax	30 km
Average Daily Traffic	15,000

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